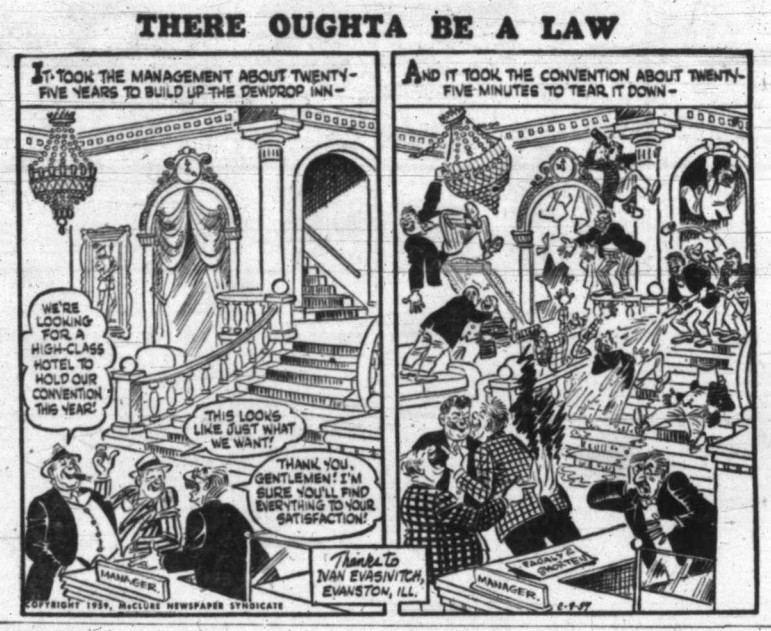
## THERE OUGHTA BE A LAW




## 145 BUSINESS OPPORTUNITIES

**Flash! Don't Miss This**

Modern stucco block, 3 stores, on city corner lot, all rented; plus adjoining corner lot, vacant. Will show 12% at asking price ..... $13,650
Good mortgage at 5½% available. Mr. Betts, EV 4-9318, EV 3-2998. Exclusive
C. N. MONTAGUE CO.

**GROCERY STORE**

Country store with living quarters, on bus route. Good, solid business that can easily be increased. All buildings, fixtures and stock with terms, $10,500. Present owner has had the business for 12 years. Must sell now for health reasons. Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

**APARTMENT BLOCK 5 Years Old**

7 suites, all in good condition. N.H.A. mortgage may be assumed. Interest rate 5¼%. No vacancies. FULL PRICE ..... $59,000
Contact HAROLD WARE, EV 2-7276 Res. EV 2-1461. TOWN & COUNTRY HOMES LTD. 1923 Quadra St.

**REVENUE AS IS!! 37% GROSS RETURN**

Older apartment block in city (not a conversion). Four suites, area for a fifth unit. Must be sold immediately so is being offered at $8,400.
For further information phone A. Mutch, Boorman Investment Co. Ltd., 611 Fort St. EV 3-7124

**GAS STATION CONFECTIONERY COFFEE BAR**

Twelve miles from town. Gross sales 1958, $67,000. Excellent returns. Ideal for man and wife. Consider terms or trade. $12,500 includes stock, fixtures and business. Phone RON de MONTIGNY, EV 5-6741, Northwestern Securities of Victoria Ltd.

**REVENUE WANTED NOW**
DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT
C. Mallet, EV 2-2157, anytime
WESTERN HOMES LTD.

**PROFESSIONAL WRESTLING FRANCHISE**

L. Yeo, EV 2-7276; Res., EV 3-7137 or EV 5-5998. Town & Country Homes Ltd., 1923 Quadra St.

**VARIETY STORE**

Supplementary income offered here for someone with store and post office experience. L. Yeo, Ph EV 2-7276, Res. EV 3-7137 or EV 5-5998. Town & Country Homes Ltd., 1923 Quadra.

HARDWARE BUSINESS
Located in Oak Bay. Virtually no competition. Business increase approx. 20% over 1957. An ideal setup for a couple. Fully modern store with top-grade fixtures. Lease available. Price $8,200, plus stock (appr. $16,000). Owner would also consider selling bldg., includes de luxe 5-rm. ste. Oil, HW heat. S. W. Anderson, EV 4-9305; res. EV 2-8817. Financial Survey Ltd.

$3,600 DOWN. 3 SUITES, FAIRFIELD. Inc 4 rooms down plus one in basement for owner. Income $120 per month. Live rent free at $11,500. Call Mrs. M. Ramsdale, EV 3-6111 or EV 4-5855. McCandless Realty, 830 Fort St.

GENERAL INSURANCE AGENT. 30 years' experience, with life licence, wishes to buy agency in Victoria or suburb. Victoria Press, Box 1697.

BE YOUR OWN BOSS. TEXACO-leased service station, some capital required. Victoria Press Box 1717.

## 147 EXCHANGE REAL ESTATE

**IF YOUR HOUSE IS TOO SMALL TRADE IT**

On this fine, large, 4-bedrm house in Rockland area. Asking price ..... $18,500
Ruth E. Hutcheson, EV 4-9318, GR 8-3536
C. N. MONTAGUE CO.

OWNER OF DE LUXE 11-SUITE apartment block will accept your smaller revenue, bungalow or mortgages plus some cash. If you wish to consolidate your smaller holdings into one large quality apartment this may be just the opportunity you are looking for. A trouble-free 12% investment at $55,000 at positively the best apartment proposition in its class on today's market. Don Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

INTER-CITY HOUSE EXCHANGE Attractive modern house in Nanaimo in district of good homes valued at $15,500, with clear title for similar property in Oak Bay-Beach Drive area. Contemplated move in June or early July. If interested write G. Jones, Resident Engineer, B.C. Forest Products Ltd., Crofton, B.C.

ESQUIMALT FOR ESQUIMALT Trade 2-bedroom home with basement, O-O-M heat, for 2-bedroom home, no steps. Ted Chartres, EV 5-6741 or EV 5-5998. Northwestern Securities of Victoria Ltd.

FOR EXCHANGES
of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds, 75 Victoria Crescent, Nanaimo. Phone 2250.

## 148 LISTINGS CANCELLED

740 NEWBURY ST. SOLD BY KEN Sturgeon, Town & Country Homes Ltd. Phone your listings to EV 2-7276 or GR 7-1580.

## 149 LISTINGS WANTED

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms . . . their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

WANTED
3-room bungalow with dining room, 2 twin-size bedrooms, basement, oil heat, to $16,000.
ALSO
Sea-view home of 5 or 6 rooms, to $20,000. Prompt attention given your call
EV 3-4117 R. Amos, Res. EV 2-9787
Leach & Sparks, 1119 Blanshard St.

KNOW THE MODERN METHODS of selling your home. Phone TOM GIBBS, Realtor. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7468.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

## 150 HOUSES FOR SALE

GORDON HEAD, SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 2888.

## 150 HOUSES FOR SALE

**BOORMAN'S**
NOW OPEN
SATURDAYS FROM 9 A.M. TO NOON

**JUBILEE AREA NHA NHA 3 BEDROOMS**

We are prepared to start construction of two smart stucco bungalows, financed under NHA 6% loans, on 57'x100' lots close to the hospital and schools. These homes will be fully insulated, have oak flooring, 3 bedrooms, spacious LR, dining area, electric kitchen, full basement with auto oil heating and garage. Approx. down payment $2,000 incl. lot.
T. Smith, eves. EV 4-7325

**NEEDS DECORATING OUTSIDE**

But the inside is perfect. Beautiful light floors, new modern fireplace, wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped.
Full price (terms) ..... $6900
W. L. Boorman, res. EV 4-0434.

**CITY $2000 DOWN**

An older type family home situated on a quiet street, just off Oak Bay Ave. Three large rooms, plus laundry, storage room and 3-pce bathroom on main floor plus three rooms and plumbing on second floor make it ideal for duplexing. Monthly mortgage payments approx. $75. 1958 net taxes $85.64. Price, oil range and heater included ..... $7550
J. S. Boorman, res. EV 2-5036

**THRU HALL**

Very attractive 2-bedroom stucco bungalow with extra nicely finished basement bedroom. Very lovely living room with FP, cab elec kitchen with bar. Pkg. oil heat. Separate stucco garage. Level lot. Close to bus.
Terms. Full price ..... $11,500
C. Kelly, EV 3-7134, Res. EV 3-4864
F. Long, EV 2-7124, Res. EV 2-2516

**BOORMAN INVESTMENT CO. LTD.**
611 FORT ST. EV 6-7124

**FINANCIAL SURVEY LTD.**
1326 Government St. EV 4-9305

**LANSDOWNE SLOPES**

Owner being transferred. Must sell his lovely home. Has thru hall, large liv. rm., din. rm., cab kit. with nook and utility rm., 3 bedrms., 4-pce. Pembroke bath. H.W. flrs., over 1,400 sq. ft. Full base., O-O-M heating, drive-in garage. Good view. Nice corner location with lawns, shrubs, etc. Shown by appointment only. Today's best buy.
Price ..... $17,950
Roy Gill, EV 4-9305; res. EV 4-3310

**UNIVERSITY AREA**

Spotlessly clean and exceptionally attractive 6-rm stucco bungalow situated in this very desirable area. Large living rm., through hall plan, 3 bedrms, cab electric kitchen and very smart dinette. Full base with oil heating. Lovely landscaped lot with fruit trees. Real value priced at ..... $13,950
M. Braithwaite EV 4-9305; Res, EV 2-7645.

**SEMI-SECLUDED**

4½-RM STUCCO BUNGALOW INCLUDING 2½ LOTS
Well landscaped in lawns, fruit and ornamental trees, shrubs, etc. An immaculate home with high basement, dr-in garage with OH door and large blacktop driveway. Immediate possession. Price ..... $11,500
Approx. $3,500 to handle
A. E. Seeber, EV 4-9305, Res. EV 5-2875

**FAIRFIELD DUPLEX**

6 rms for owner, 3 bedrms, bathrm. 4 rms up and bath, 2 bedrms. Very clean throughout. Full basement, HA heating.
Price ..... $9850
Terms.
Stan Hyland, EV 4-9305; res, EV 3-2520.

**THE ROYAL TRUST CO.**

Excellent buy. Four-room stucco bungalow. Eight years old. Full basement. Hot-air furnace. Drive-in garage. Consisting of through hall, living room, modern kitchen, 2 bedrooms, 4-pce bath. Only ..... $8900
Ten Mile Point. Large 5-room stucco bungalow. Attached garage. Lot approximately 107x350. Through hall, large living room and dining room, modern kitchen, 2 bedrooms, den or extra bedroom. Electric heating. Price ..... $14,950
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings: EV 2-8752

**KING REALTY**
Weiler Bldg.
609 Broughton St. EV 2-2131

**BUILD NHA 1,460-FT. BASEMENT**

A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE OF SEWER. $12,800 NHA MTGE. LOT INCLUDED.
ONLY ..... $15,700
Lee Halberg, EVES. EV 3-8510

**NHA RANCHER $76 A MONTH**

1,460 sq. ft. with 3 large bedrms. 15x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN.
ONLY ..... $14,700
Lee Halberg, EVES. EV 3-8510

**GORGE $2,000 DOWN**

New Oil-O-Matic hot air forced heating. Solidly built, warm stucco basement bungalow with drive-in garage. Spacious 15x18 LR, 2 lge bedrooms, family cabinet kitchen with tile sink and oil range. Extra bedroom in basement. Lovely lot, 50x115, in lawns, shrubs and fruit trees. Terms, $9,850. Call George Thorneloe, EV 2-7276. Res. GR 7-2771. Town & Country Homes Ltd.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

HOUSE FOR SALE AND MOVE IT. 1875 Fort St. EV 5-3160, EV 4-0055.

## 150 HOUSES FOR SALE

**P. R. BROWN**
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

**ROYAL OAK AVE. IT'S GOOD BECAUSE**

GOOD—because of the panoramic view from living room, dining room, and compact cab elec kit.
GOOD—because this home was built for the present owner 2 yrs ago with better-than-average materials and workmanship.
GOOD—because there are 3 bedrms, 4-pc vanity bath and large utility rm on main floor.
GOOD—because the bsmt has a roughed in rumpus room with fireplace and extra plumbing.
GOOD—because of the $12,500 5¼ NHA mortgage payable at $96 per month P.I.T.
FULL PRICE ..... $23,500
Call today for further particulars or appts to view, Ross Weber, EV 5-5433; or office, EV 5-3435.

**OAK BAY $3500 DOWN— $9500**

For real value, see this well-kept older-type home in one of Victoria's better residential areas. Comprises 2 bedrms, large LR with FP, 3-pce bath. Full high basement, C-W heated. On sewer. Gleaming stucco exterior. Duroid roof. This house is in beautiful condition, inside and out.
SEE THIS
For further particulars contact A. Marion, EV 2-0697 or office, EV 5-3435.

**OWNER TRANSFERRED MUST SELL!**

Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE ..... $9950
TERMS. To view call Mr. Clements, EV 4-5457 or office, EV 5-3435.

**SPLIT LEVEL TUDOR STYLE**

MUST BE SOLD QUICKLY
PRICE DRASTICALLY REDUCED
LOT SIZE 56X135
AGE 10 YEARS TITLE CLEAR
TAXES $163.07 4½ ROOMS
LR 12X15 WITH FIREPLACE
2 BEDRMS, LARGE ELECTRIC KITCHEN WITH DINING SPACE. 3-PCE. BATH. AUTOMATIC OIL HEAT. ELECTRIC DOMESTIC HOT WATER. LAUNDRY TUBS. BASEMENT GARAGE. $9350
NOW
Please phone R. E. Hills, EV 5-3435 Res. EV 3-6918.

**$1500 DOWN**

3-bedrm home with large kitchen and dining space, LR with FP, full cement basement. Automatic gas hot water. There are several fruit trees on high 99x150 lot. Double garage. Pay only $65 per month on the balance. $7500
FULL PRICE.
For further information call F. Scherbaum at EV 5-3435; res, EV 2-8301 anytime.

**STEWART CLARK & CO.**
608 Broughton St. Phone EV 5-2481

**OPEN HOUSE**
ROWLAND HEIGHTS
608 Lambie — $1275
Sat., Feb. 7, 2 p.m.-5 p.m.

Come and see this 2-bedrm modern bungalow in a superb subdivision. All the owners are leaving for the U.S.A. some excellent furniture can be purchased for nominal sum. Should you wish to view this before Saturday, please phone EV 5-2481, Mr. Crickmay
Eves EV 5-3170

**FAIRFIELD**

This older-type home, in excellent shape offers hall, LR, den, 3 bedrms, elec kit. Full cement basement, 3-pc bath. Separate garage. Near school and transportation.
Asking price ..... $7500
Owners very co-operative
EV 5-2481, Mr. Lukey, eves. GR 7-2040

**2 BEDRMS AND DEN**

OIL H-W HEAT
Well situated in a nicely-treed area, quiet and secluded, attractive and well-cared-for property with double garage. Nicely panelled den with large fireplace. Owner will accept $4,000 down to approved purchaser and balance at 6½% at $75 per month. Full price ..... $12,950
EV 5-2481; Eves. M. Custance, EV 3-7930

**TWO GOOD BUYS**

(1) Near Jubilee Hospital. Near new stucco bungalow, full fined basement. Oil heat. Large LR, 2 good-sized bedrms. Very roomy kitchen with dining space. Garden ready for planting. Try a low down payment.
PRICE ONLY ..... $11,750

(2) High location off Hillside. Better - than - average 5-rm stucco. Full finished basement, with extra bedroom or den. Oil hot-water heated. A lovely, well-built home at a fair price. Owner leaving city wants cash to a mortgage. Has clear title.
PRICE IS ..... $12,600
Call Walter Amos, EV 4-6606

ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

OAK BAY
$2,500 down for a good stucco home with full basement and 3 bedrooms, full price $9,950. Don't miss this one. The City Brokerage, 1618 Blanshard. EV 4-3622 or EV 4-3537.

## 150 HOUSES FOR SALE

**Ker & Stephenson Ltd.**

**OAK BAY**

CHARMING 4½-ROOM BUNGALOW ON A QUIET PAVED STREET. LARGE LIVING ROOM WITH OAK FLOORS, FIREPLACE AND UNIQUE DINING AREA. ELECTRIC CABINET KITCHEN AND UTILITY ROOM. TWO SPLENDID BEDROOMS (ONE TWIN SIZE) AND PEMBROKE BATHROOM. AUTOMATIC HEAT. GARAGE AND LOVELY SMALL GARDEN. VERY ATTRACTIVE HOME IN A NICE PART OF OAK BAY. PRICE ..... $11,900
EV 5-3411 E. J. Patt EV 3-6536

**OAK BAY BORDER**
Attractive
5-ROOM BUNGALOW

Smart 3-bedroom bungalow only 2 years old. Landscaping all done. Full basement, automatic oil heating. Good value at ..... $13,975
To inspect, please phone BERT DAYKIN
EV 5-3411 EV 2-0255

**MT. TOLMIE AREA**
6 ROOMS

5 years old, stucco bungalow plus 2-room suite. Full basement. Auto oil. 5¼% mortgage. Price: $14,500
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance, GR 7-1917

**4-BEDROOM NHA**

Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. Total cost ..... $14,850
Including lot and mortgage fees.
A real chance to buy a lot of accommodation at a bargain price. One only available.
EV 5-3411, Mr. Speed EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

**Frank A. Martin Agencies Ltd.**
1114 Blanshard Street

**3-BEDROOM RANCH HOME LOW DOWN PAYMENT**

Attractive 5-yr-old home with attached carport, located on a quiet street among nice homes and close to all conveniences. Thru-hall plan to L-shaped living room with fireplace. French doors from dinette to patio with Romany tile planters. Large electric kitchen with dining space, utility room with ample storage. Three nice size bedrms with large closet area. Automatic heat. Home is surrounded by lovely lawns and gardens. Full price ..... $12,950
To view call D. Munro, GR 7-1705 or office EV 5-8704.

**HAPPY VALLEY REDUCED**

To close estate. Immediate possession on this nice family home nestled on a landscaped treed lot of over 1 acre. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range.
Now only ..... $8900
EASY DOWN PAYMENT
Call Ken Jensen, EV 5-8704

**PORTAGE - ADMIRALS**

Terrific value is offered in this lovely home, consisting of approx 1,450 sq. ft., situated on 2 lots to give you spacious living. Kit, dining and living rooms overlook a tastefully landscaped front lawn, to give a very nice water view. Large bedrooms have ample closet space. Large bathroom has 4-piece Pembroke bath with vanity and dressing table. Full basement has rumpus room and a self-contained suite, also workshop area. You can also exit from the basement to a lovely, large back yard which has room for garden and fruit trees. Breezeway attaches a 2-car garage to add width to this home. Priced at only ..... $16,800
Terms available. Call Ken Jenson or Bernie Walz at EV 5-8704 or GR 9-6638.

**$1699 DOWN? YES.**
**$999 DOWN? YES.**

We can provide you with a brand-new NHA 3-bedroom home. L-shaped LR and DR, cab kitchen, utility and auto oil heat. NO STEPS, for $1,699 down or less, payments like rent. Ready for occupancy in approx 2 weeks. See this today for the best value in town. Full price ..... $13,125
EXCLUSIVE LISTING.
E. Corbett, EV 5-8701.
Morey & Johnstone Real Estate, 3244 Douglas Street

$97 PER MONTH
Self-contained up-and-down duplex. Wonderful opportunity for pensioner and handyman. For quick sale, $5,600. Jones & Scott, 332 Yarrow Building. EV 3-5463.

## 150 HOUSES FOR SALE

**WHITTOME'S**
Established 1898

**ALMOST**

2 acres of choice suburban property with SPOTLESS 2-bedroom bungalow. A real cute little home with cosy hot-water heat. Property all cleared and has multiple fruit trees of all kinds. Lawns, shrubs, etc. Make an appointment to view. Only ..... $10,800
$1,800 down at
R. Harris, EV 4-3672 or EV 2-4255

**FAIRFIELD**

2-yr-old N.H.A., 3 bedrms, full basement, 5¼% mortgage, and only $83 per month INCLUDING taxes. DOUBLE PLUMBING. Basement games room. Good, fully landscaped lot in a dandy district. Call Guy Meuffels to view
EV 2-4255 anytime, res. EV 2-7829

**SPARKLING 2-3 BEDROOMS**

Situated at city border is this spotless 9-yr-old home with large LR with FP and corner windows. Sunny kitchen with lots of cupboards, and dining area at front. Thru hall, 2 bedrooms and a further room in full basement. Iron Fireman oil unit. Only ..... $11,650
Try your down payment.
Vivienne Appleyard, EV 2-4255 day or night.

**UNIVERSITY AREA $1500 DOWN**

Leaving, country owner must sell this delightful 5-room bungalow situated in semi-secluded surroundings yet close to all conveniences. 3 years old and features L-shaped living-dining rm, twin-size bedrooms, 2-car garage; dry lot, young fruit trees. Low tax. Handy to bus.
Mr. Betts, EV 4-9318, EV 2-2998
Exclusive

**DEAN HEIGHTS**

Siding bung of 4 rooms and utility, no basement. This is a lovely, cosy home in excellent repair and in spotless condition. Stoves included. Reasonable offers considered. Early possession. Price ..... $9500
Call B. E. Porritt, EV 4-9318, EV 4-6152.

**MOVE IN FOR EASTER**

That is only 2 months away when this 3-bedroom High Quadra SPLIT LEVEL will be completed and spick and span inside and out. It comprises features not regularly found in other houses—a visit will convince you. Price with terms ..... $12,650
To view call O. W. Chretien, EV 4-9318, EV 5-2598.

**A. BERNARD**
& CO. LTD.
629 Fort Street EV 4-9335

**Almost FOUR ACRES THREE BEDROOMS**

A very nicely secluded good older home, Colwood area. Good bsmt and furnace. Large bright LR with fireplace. Dining room, dandy kitchen, three bedrooms and bathrm. Attractive garden, fruit trees. Barn, two chicken houses, garage. Well wooded two acres. Full price ..... $10,750
Please call Mr. Francis, EV 4-9335, Eves. GR 9-4810

**ROOM FOR IN-LAWS**

A modern stucco bungalow — two years old. A high basement framed for suite with plumbing for kitchen, bathroom and Bendix. Six nice rooms with oak floors, automatic oil heating. Price ..... $14,000
Please call Mr. Francis, EV 4-9335, Res. GR 9-4810

**DUPLEX FORT ST.**

TWO spacious suites, 6 RMS and bath on main floor. 4 RMS and bath up. Full basement. HA furnace with stoker. Lot 52x132. Taxes $172.
Price ..... $10,000
For appointment to view call Mrs. McLean, EV 4-9335; Res. EV 4-6867.

**HAYNES**

**THE WARM FEELING OF HOME**

We need one buyer with a realistic outlook on life. Rambling, ranch type of 1,380 sq. ft. of living area with breezeway and attached garage. Large living room full width of house, dining room, dining patio with awning, entrance hall, two twin-size bedrooms, den in knotty cedar with cupboards and built-ins. A dream of a kitchen with snack space. Basement, full insulation, automatic oil heat. Landscaped lot. At quoted price automatic washer and range included in addition to Venetian blinds to all windows. Ask to see this and remember prices are due to increase this year. Price ..... $16,500
Please ask for W. Jones, EV 3-8303 evenings. Arthur E. Haynes Ltd., 739 Fort St., EV 3-3823.

**Saanich Realty**
3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula

**UNIVERSITY AREA**

Cosy and comfortable with no steps, this 2-bedroom home is truly a budget beater with its low cost of monthly investments. Not new but in good condition. Fully insulated and simply landscaped it is offered at ..... $9750
Try your offer.
For appointment to view GR 9-1195, Mrs. Horth, EV 2-0334

$5500—Lot. Apartment site.
$8200—4.7 Acres. North Douglas Street.
$11,300—Modern five-room stucco, basement, oil heat, double garage. Terms.
F. Marconi, EV 2-8111; eves, EV 4-6625

**CANADA TRUST**

OAK BAY
$2,000 down. Set in lovely residential area, north, this fine stucco bungalow with full basement is a snap. Neat and tidy lot, low taxes. For your home or rental investment see this today. Only $8,500. Ivan Patrick, EV 5-6741; res. EV 3-9043. Northwestern Securities Ltd.

## 150 HOUSES FOR SALE

**NORTHWESTERN SECURITIES**
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

**"2431 CAMELOT RD"**

CHEK THURSDAY AT 6.40
Vacant 6-roomed stucco bungalow 3 years old. Spotless condition. 1,157 sq. ft. floor area. Superior floor plan. All oak floors. Full high basement. Oil-O-Matic heating. Carport. NHA loan $9,400 at 5¼%. Below duplication cost at ..... $14,950
ALEX PAGE, EV 5-6741 or EV 3-1594.

**SPACIOUS, NEW SxS DUPLEX**

Five rooms each rented at $90. Walking distance. Owner built. Living room with raised fireplace set into mahogany panelled wall. Separate dinette off modern electric kitchen. Full cement basement with O-O-M heating and utility tubs. Owner will include landscaping and carports in full price. See this at $10,000 down. View by appointment only. Exclusive with V. LEEDHAM. EV 5-6741 or EV 3-8706.

**"PAT BAY HIGHWAY"**

20-acre farm. Sidney water, older 3-bedroom home. 2 barns 40x80 ft. and 80x70 ft. Good value at only $24,500. Additional 20 acres approx. 700-ft. highway frontage bordering "Baker View" subdivision can be bought separately at the low low price of $15,500. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

**"LOST?"**

I've found the ideal modern family home which is so designed that when unexpected guests arrive your living room won't be "topsy turvy." There is a really large living and dining room and the work-saving kitchen will delight your eye with its mahogany fixtures. A thru hall leads to 3 nice bedrooms. The basement is complete with oil heat and rumpus room, perfect for "indoor rainy days." Full price ..... $17,800
on terms.
Please call MRS. WELLINGS, EV 5-6741 or GR 7-2769.

**"FAMILY MAN"**

You will have peace of mind to know your children are safe from traffic on this no-through street. Just blocks away from all schools, from public to college. These are some of the advantages you have with this lovely 5-year-old stucco bungalow. 3 large bedrooms, large electric kitchen, dining room and a family-size living room, plus two finished rooms and extra plumbing in the basement. Full price only ..... $14,500
Call me anytime at EV 5-6741. MAURICE N. SMITH.

**"CAN YOU COOK?"**

What a question to ask a woman, but in this case very necessary, and equally important is that SHE has a handyman HE. For this TEAM I have a boarding house in Sidney which can be theirs for a low, low down payment or leased with a purchase option. There are also 3 separate rental units which will help you OWN this desirable property. Full price, furnished ..... $12,750
Please call JIM GOLBY for details, EV 5-6741 or EV 4-4066.

**"SACRIFICE SALE"**

$1,500 DOWN
EXCELLENT TERMS
The owner of this modern 2-bedroom home, in the University district must move to the U.S.A. Living room is 12x17.9, dining room 7.6x9 with sunshine kitchen and large utility. No basement. Double garage. Oil heat.
Full price only $11,900
Be the first to call RACHEL RUSSELL, EV 5-6741 or EV 5-4140.

**"LONG AND LOW"**

Set high among the oaks, this 3-bedroom rancher is a pleasure to see. NHA 5% mtge. 1,250 sq. ft. of gracious living. Good terms available. See it now by dialing MRS. V. ROBERTS, EV 5-6741 or EV 2-1988.

**"SUPERB SEA VIEW"**

6 rooms, 6 years old. Everything for the discriminating buyer. Lovely area near Uplands. No information by phone. By appointment only. Exclusive. VERA PIPES, EV 5-6741 anytime.

**"VACANT HOMES"**

For immediate possession, with reasonable down payments also. I have four of these now. For information please call H. BITTERMAN, EV 5-6741.

**"COSY AND NEAT"**

This charming home is in a high location with lovely trees, 2-bedrooms, large living room, fireplace, all-electric kitchen, stove included. Full cement basement. Oil heat, garage. Price just ..... $11,500
Please call DORIS ADAMS, EV 5-6741 anytime.

**"OWNER SAYS"**

"Get me offers, Tom — I must have action." It is a 3-bedroom, stuccoed home, low taxes, close in. Good-size living room and kitchen, thru hall, basement, oil conversion and drive-in garage. Don't hesitate to call TOM, TOM GIBBS, EV 5-6741 or EV 2-7468.

**3-BEDRM BUNGALOW**

IN JAMES BAY. $1,600 down with easy monthly terms, featuring:
1. New O-O-M furnace.
2. New Duroid roof.
3. New wiring.
4. New plumbing.
5. New de luxe kitchen.
6. 27-ft. living room.
7. Full cement basement.

This home is immaculate in all respects. Call PAT MURPHY, EV 5-6741, 24-hour service.

**"DON'T MISS THIS" $1500 DOWN**

WOULD YOU LIKE A PLEASANT STUCCO HOME YOU WOULD NOT HAVE TO SPEND A NICKEL ON WHEN YOU MOVED IN? See this neat and tidy home consisting of living room with fireplace, 2 bedrooms, spacious kitchen wired for range, full basement, separate garage, close to all conveniences. DON'T LET THIS PRICE FOOL YOU—IT'S GOOD.
Asking only ..... $7300
To view, please contact JOHN A. FIDLER, EV 5-6741 or EV 3-2323.

## 150 HOUSES FOR SALE

**NORTHWESTERN SECURITIES**
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

**"$8850"**

will buy this comfortable 2-bedroom home. Situated on a quiet boulevarded street not far from town, this smaller home with an attractive, newly decorated living room, full basement, well-planned garden and separate garage with cement driveway is an excellent buy. Easy terms.
Please call SYLVIA NIXON, EV 5-6741.

**"JUBILEE DISTRICT"**

$2,000 down purchases older type family home of 8 rms. Hardwood floors in living, dining room and hall. Wonderful up and down duplexing possibilities. Gas piped into house. At present rented for $80 per month. End price ..... $8500
View by appointments only. Exclusive with MRS. V. LEEDHAM, EV 5-6741 or EV 3-8706.

**"CADBORO BAY"**

One block to the beach.
One block to the shops.
One block to the bus.
5 big rooms.
No steps.
Excellent condition
Many construction extras.
Full price only ..... $7950
VERA PIPES, EV 5-6741 anytime.

**"VALENTINE SPECIAL"**

Not covered with lace but really a "sweetheart." This darling, smaller stucco home has automatic heat, four rooms, heatilator fireplace, separate garage. Set in a nice location, near bus and store. With terms ..... $7500
Please call MRS. JOHNSTON, EV 5-6741 anytime.

**"LANGFORD" "$1200 CASH"**

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at ..... $7200
DON BACON, EV 5-6741 or EV 4-0237.

**"DUPLEX"**

$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.). Price ..... $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

**"$750 DOWN"**

This is your opportunity to purchase a home of your own, 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price ..... $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

**LOW, LOW PRICE GOOD, GOOD VALUE**

3-bedroom older family home with the type of kitchen that makes a home. Por Dad there's a good-sized lot with fruit trees. $1,275 down will make it your home and the full price ..... $5770
is only
Hurry and see this. GEORGE SERIGHT "SPECIAL." Call EV 5-6741 or GR 7-3673.

**"HAVING TROUBLE SELLING?"**

Please call JIM GOLBY and get the facts about our cash-producing lease-option plan: EV 5-6741, EV 4-4066.

**ISLAND HOMES**
LTD.
2510 Douglas Street EV 5-7511

**NEW DE LUXE HOME**

Situated in lovely location.
—Excellent living room.
—Electric cabinet kitchen.
—Lovely dining area.
—Oil pkg. heating.
—Drive-in garage.
—Full-lined and painted basement.
REDUCED FOR QUICK SALE. $3,000 handles. Full price ..... $10,800
Mr. Clarke or Mr. McDonald
GR 7-6510 - EV 5-7511 - GR 7-3318

**DALBY & CO.**
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241
IF YOU ARE SELLING—LET DALBY DO IT.

**NEW BUNGALOWS**

If you would care to live in the Langford district, near the Island Highway, I have 4 new bungalows in a new subdivision ranging in price from $8,900 to $11,900. 2 are finished, 2 will be ready shortly. The construction and location is good. If interested call Mr. Kemp at EV 3-6241, eves. EV 5-1831, for description, terms, or view.

**ONE BEDROOM**

Gleaming white stucco bungalow with full basement and drive-in garage. Sunny living room with brick fireplace and cosy dinette with view. Cabinet kitchen wired for range, large twin-size bedroom, good lot partly landscaped. Good soil for vegetable, flowers or fruit. Close to bus stop. Full Price ..... $6950
ONLY $1,000 DOWN, BALANCE AT $65 A MONTH. CALL ERIC A. MACPADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD.
EV 5-6741—24-hr. service.

**Cedar Hill Heights**

1530 ARROW ROAD
Neat 5-roomed stucco bungalow on landscaped lot 129x177. Oak trees, 9 fruit trees. Garage in basement. Coal stoker.
ONLY $2900 DOWN
Big Value at Langford
666 WAGAR RD. OFF MILLSTREAM RD.
Stucco and siding 5-roomed bungalow and high rocky lot. You'll find lots of value here. $5650
at terms ..... $11 950
Alex Page, EV 5-6741 or EV 3-1594, Northwestern Securities of Victoria Ltd., 631 Yates St.

$1,000 DOWN
I have two three-bedroom N.H.A. homes located reasonably close in. Close to bus and shopping. Houses are 1,160 sq. ft., consist of L-shaped living and dining room, cabinet electric kitchen, oak floors, oil heat, etc. Full price $13,125. For additional information phone Mr. Hall, EV 5-8791, anytime. Morey & Johnstone, Real Estate, 3244 Douglas Street.

LANGFORD LAKE WATERfrontage. Leigh Rd. Two-bedroom bungalow, large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms ½ cash. EV 3-4011 days; GR 7-1138 eves and Sunday.

## 150 HOUSES FOR SALE

**Brown Bros. AGENCIES LIMITED**
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD MULTIPLE LISTING BUREAU

**MOVE IN NOW**

Make no mistake this is a must or you will be disappointed if you don't hurry and see this well-built and attractive new bungalow, consisting of through hall, cab elec kitchen with mahogany cupboards, stainless steel sink, de luxe fan, eating space, beautifully decorated. Good sized living room with fireplace bricked to ceiling with recesses for ornaments. There is also a dinette, 3 good sized bedrooms, 4-pce bathroom with colored fixtures, full cement bsmt, automatic oil heat, drive-in garage.
Full price with generous terms. $10,950
For appointment to view please ask for Mr. Lawson.
Eves. EV 2-4867, Days EV 5-8771

**$1500 DOWN 8 ROOMS**

WALKING DISTANCE TO TOWN
Here is an opportunity for you to buy a spacious home, consisting of five spacious rooms and bathroom down, 3 large bedrooms up. Full cement bsmt with drive-in garage. Ideal revenue. $1,500 DOWN and balance at $60 per month.
Asking price ..... $9500
Please ask for Mr. Lawson, eves., EV 2-4867, or Mr. Ranson, eves. EV 5-6614; days EV 5-8771

**3 ROOMS**

For anyone looking for a cute 3-room home with part basement, hot-air heating, located on a paved street with sidewalks and on sewer here it is: It is in 1st class shape throughout. Full price with terms only ..... $5950
Please ask for Mr. Lawson, Eves. EV 2-4867. Days EV 5-8771.

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